



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 17-329, CD1, FD1

RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR THE HAWAII STATE HOSPITAL.

WHEREAS, on August 7, 2017, the Department of Planning and Permitting ("DPP") accepted an application (DPP File No. 2017/PRU-3) from the State Department of Accounting and General Services (the "Applicant") for a Plan Review Use ("PRU") permit to allow implementation of the Hawaii State Hospital (the "Hospital") 2015 Master Plan ("Master Plan"), which includes future buildings, improvements, and projects anticipated for development within the next 35 years, on approximately 91.8 acres of land zoned AG-2 General Agricultural District, located at 45-691 and 45-710 Keaahala Road, Kaneohe, Oahu, and identified as Tax Map Keys 4-5-023: 002 (portion), 016, and 017, as shown in Exhibits A through C (the "Project"); and

WHEREAS, the 35-year Master Plan covers the period from 2015 to 2050, is divided into a short-term plan (within 10 to 15 years) and long-term plan (within 15 to 35 years), and is intended to improve service, increase capacity, and improve security at the Hospital; and

WHEREAS, the City Council held a public hearing on December 6, 2017, to consider the above-mentioned PRU permit application; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP Director by Departmental Communication 788 on November 13, 2017, and having duly considered all of the findings and reports on the matter, desires to approve the PRU permit application, subject to the conditions enumerated below; now therefore,

BE IT RESOLVED, by the Council of the City and County of Honolulu that a PRU permit be issued to the Applicant, subject to the following conditions:

1. This PRU permit pertains to the land area described on the map attached hereto as Exhibit A.
2. Development of the site must be in general conformance with the Hawaii State Hospital 2015 Master Plan, as illustrated in Exhibits B (short-term plan) and C (long-term plan) attached hereto, and the plans on file with the DPP, and as described in the DPP Director's findings and recommendation referenced above, all of which are incorporated herein by this reference. The DPP Director may approve minor or nonsubstantive deviations in accordance with Land Use



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Ordinance ("LUO") Section 21-2.20(k). Major modifications, as determined by the DPP Director, will require a new PRU permit.

3. This PRU permit supersedes PRU Permit No. 88/PRU-2, approved by the Council on April 26, 1988, by Resolution 88-171, as subsequently amended with minor modifications approved by the DPP Director.
4. A maximum of 666 beds will be allowed at the Hospital under this PRU. Prior to submitting a building permit application for patient facilities proposed in the long-term plan, the Applicant shall obtain a new Certificate of Need from the State Health Planning and Development Agency and demonstrate compliance with Chapter 343 of the Hawaii Revised Statutes.
5. The Applicant shall submit a self-determination request to the State Historic Preservation Division ("SHPD") for concurrence that Project development in the short-term plan will not have an impact on historic or archaeological sites. Prior to the issuance of any development permit, the Applicant shall submit to the DPP a copy of a letter from the SHPD concurring with the Applicant's self-determination request.
6. Prior to the demolition of any building over 50 years old, the Applicant shall submit to the DPP a copy of a letter from the SHPD confirming compliance with the appropriate historic preservation regulations and policies.
7. The maximum lot coverage allowed for the Project site is 15 percent of the zoning lot area.
8. The maximum building height allowed for the short-term plan new patient facility ("NPF") and the long-term plan patient care facilities ("PCFs") is 85 feet. Prior to submitting any building permit application for a structure exceeding 25 feet in height, the Applicant shall submit to the DPP for review and approval detailed design plans, elevation drawings, and material and color samples, which will mitigate the visual impact of the structure on nearby visual resources.
9. Prior to the issuance of any building permit for major structures, including patient facilities, approved under this PRU permit, the Applicant shall obtain DPP approval of the following:
 - a. Parking lot plans showing the location of 680 total off-street parking spaces for the short-term plan, 1,185 total parking spaces for the long-term plan, and 11 loading stalls. Applicant's building permit applications



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for major structures must include an estimate of the number of staff members on site during the 3:00 p.m. shift change, and final off-street parking requirements may be adjusted based on this information.

- b. Parking lot plans showing landscaping, screening, and buffering in compliance with the Land Use Ordinance.
 - c. A sewer connection permit.
10. Prior to the issuance of any sign permits, the Applicant shall submit sign drawings and specifications to the DPP for review and approval. Proposed signs must comply with the Project's approved master signage plan.
11. Prior to the issuance of any development permit for structures approved under this PRU permit, the Applicant shall submit to the DPP Traffic Review Branch ("TRB") for its review and approval:
- a. A projected time line on anticipated construction and opening dates of planned buildings and improvements in the Project to determine when traffic and transportation documents will need to be prepared and submitted. The time line must also identify when a Construction Management Plan ("CMP"), updates to the Traffic Impact Analysis Report ("TIAR") dated October 2016, and updates to the Traffic Management Plan ("TMP") dated June 2017 will be submitted for review and approval. The timeline may be revised, as needed, to reflect the status of the various stages of the planned buildings.
 - b. Updates to the TIAR and the TMP, which address whether additional traffic mitigation measures are necessary to support development in the long-term plan. The Applicant shall bear all costs to implement the mitigative measures proposed in the TIAR and TMP. In the event the proposed mitigation measures impact streets under the jurisdiction of the State, the Applicant must coordinate these efforts with the Hawaii Department of Transportation ("HDOT").
 - c. A CMP must be submitted prior to the issuance of demolition or building permits for major construction work. The CMP must identify the type, frequency, and routing of heavy trucks and construction-related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must include provisions to limit vehicular activity related to construction activities to periods outside of the



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peak periods of traffic, use alternate routes for heavy trucks, establish on-site or off-site staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and include other mitigation measures related to traffic and potential neighborhood impacts. The CMP must also include preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, or reconstruction if the condition of the roadways deteriorate as a result of the related construction activities.

- d. Plans to implement the Traffic Demand Management ("TDM") strategies identified in the TIAR and the TMP to minimize the number of vehicular trips generated by the Project by encouraging transit, bicycle, and pedestrian travel to and within the Hospital. The Applicant shall implement the TDM strategies identified in the TIAR and the TMP, and all pedestrian and bicycle accessibility improvements must be implemented in the short term (prior to December 31, 2030). A post TMP will be required approximately one year after the issuance of the certificate of occupancy for the new patient facility (under the short-term plan) to evaluate and validate the relative effectiveness of the various TDM strategies identified in the TIAR and TMP.
 - e. Plans showing pedestrian and bicycle accessibility improvements associated with each Project phase must be implemented incrementally with the applicable phase. On-site bicycle parking areas must be provided on the Project site, in safe and convenient locations.
 - f. Confirmation that the current shuttle service used to bring employees and guests from more distant parking lots to their buildings and back, will be continued throughout the Master Plan period. Depending on the location of future parking areas, the Applicant shall expand the shuttle service to better serve those parking lots.
12. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.



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13. All exterior lighting must be shielded to prevent glare and light spillage on adjoining properties and public rights-of-way. Any exterior lighting that visually impacts the surrounding area must be a color temperature of less than 2,700K.
14. Prior to January 31, 2018, the Applicant shall: (1) seek funding from the State Legislature to finance the transition of the primary Hospital in-patient treatment buildings and related Hospital operations facilities located within the central and upper Hospital campuses (as those campuses are described in the Project's environmental impact statement published on April 8, 2017 and accepted by the Governor on April 23, 2017) into a fully secure Hospital facility, and (2) submit evidence to the Council that the Applicant has made this funding request to the State Legislature.
15. Approval of this PRU permit does not constitute compliance with LUO or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this PRU permit comply with all applicable LUO and other governmental provisions and requirements.
16. As may be required by the DPP Director for the review of development permits, the Applicant must submit reports updating the Applicant's status in complying with applicable conditions.



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the State of Hawaii Department of Land and Natural Resources, P.O. Box 621, Honolulu, Hawaii 96809; Keith S. Kogachi at the State of Hawaii Department of Accounting and General Services, Division of Public Works, 1151 Punchbowl Street, Room 426, Honolulu, Hawaii 96813; Mike S. Nishimura at Brown and Caldwell, 737 Bishop Street, Suite 3000, Honolulu, Hawaii 96813; and Kathy K. Sokugawa, Acting Director, Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813.

INTRODUCED BY:

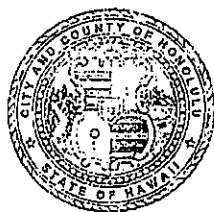
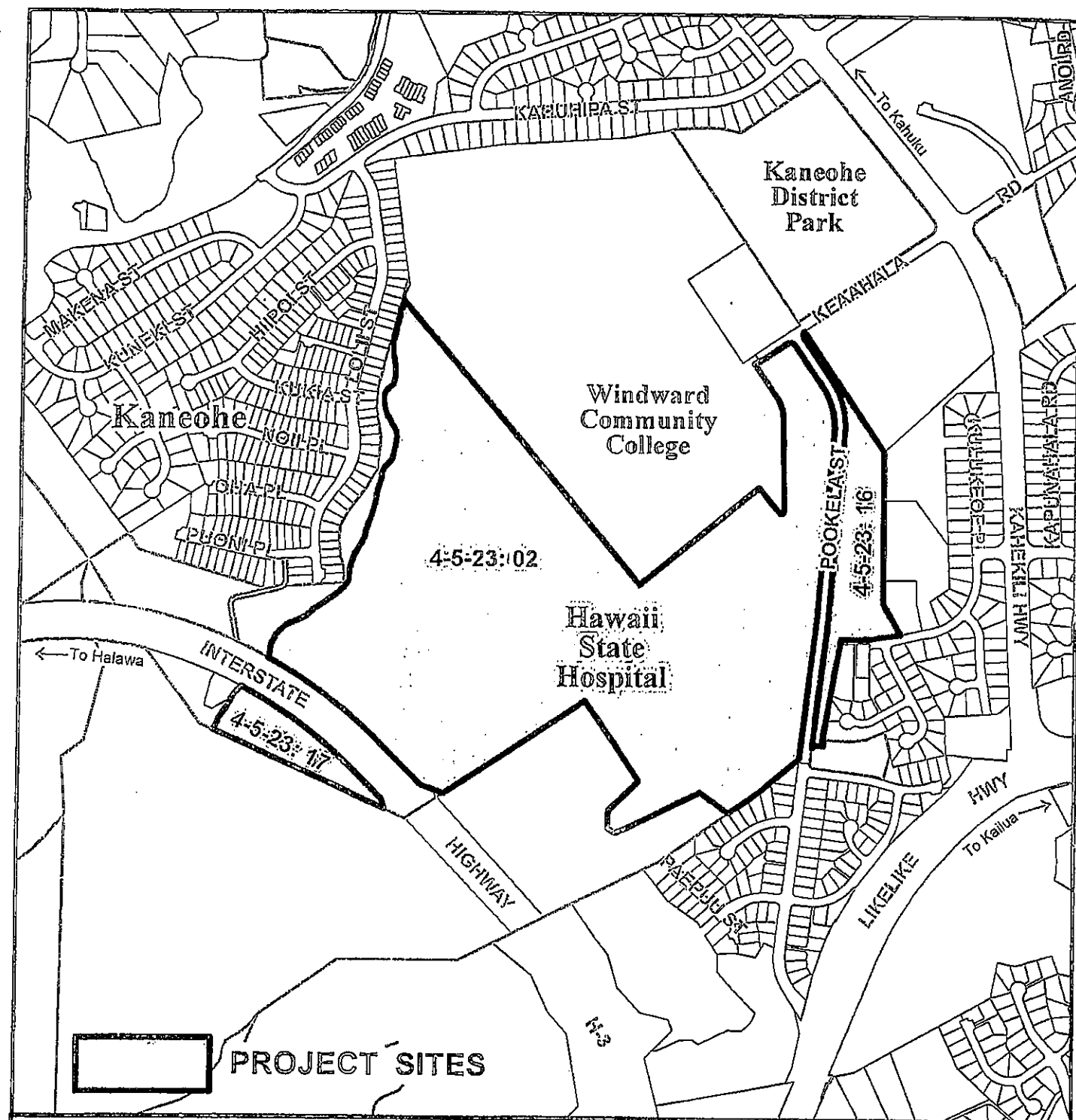
Ron Menor (br)

DATE OF INTRODUCTION:

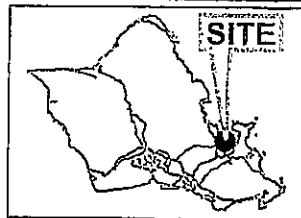
November 13, 2017

Honolulu, Hawaii

Councilmembers



700 350 0 700
Scale in Feet



VICINITY MAP







LOCATION MAP Exhibit A KANEEOHE, KOOLAUPOKO

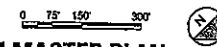
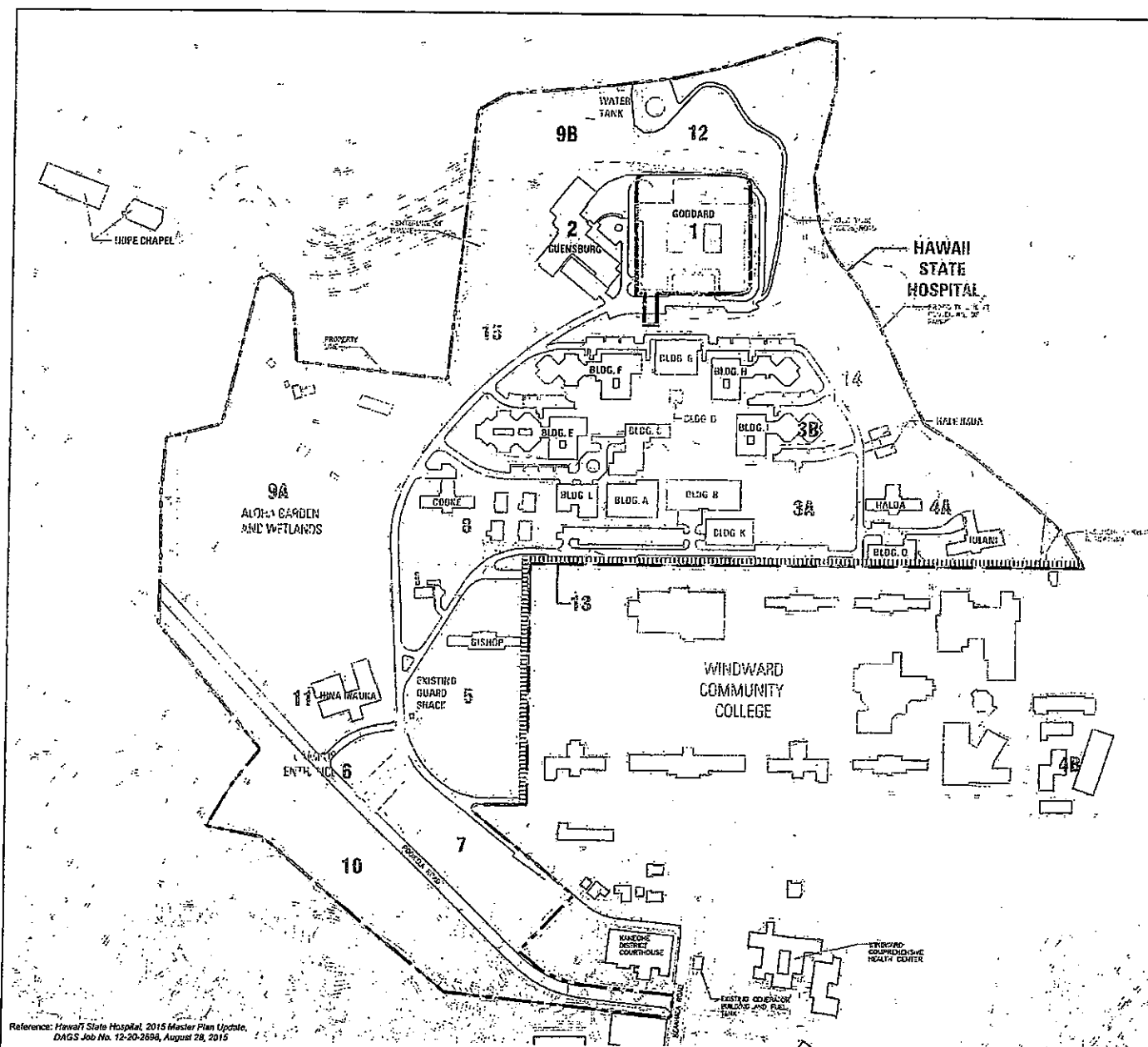
TAX MAP KEY(S): 4-5-23: 02, 16 & 17

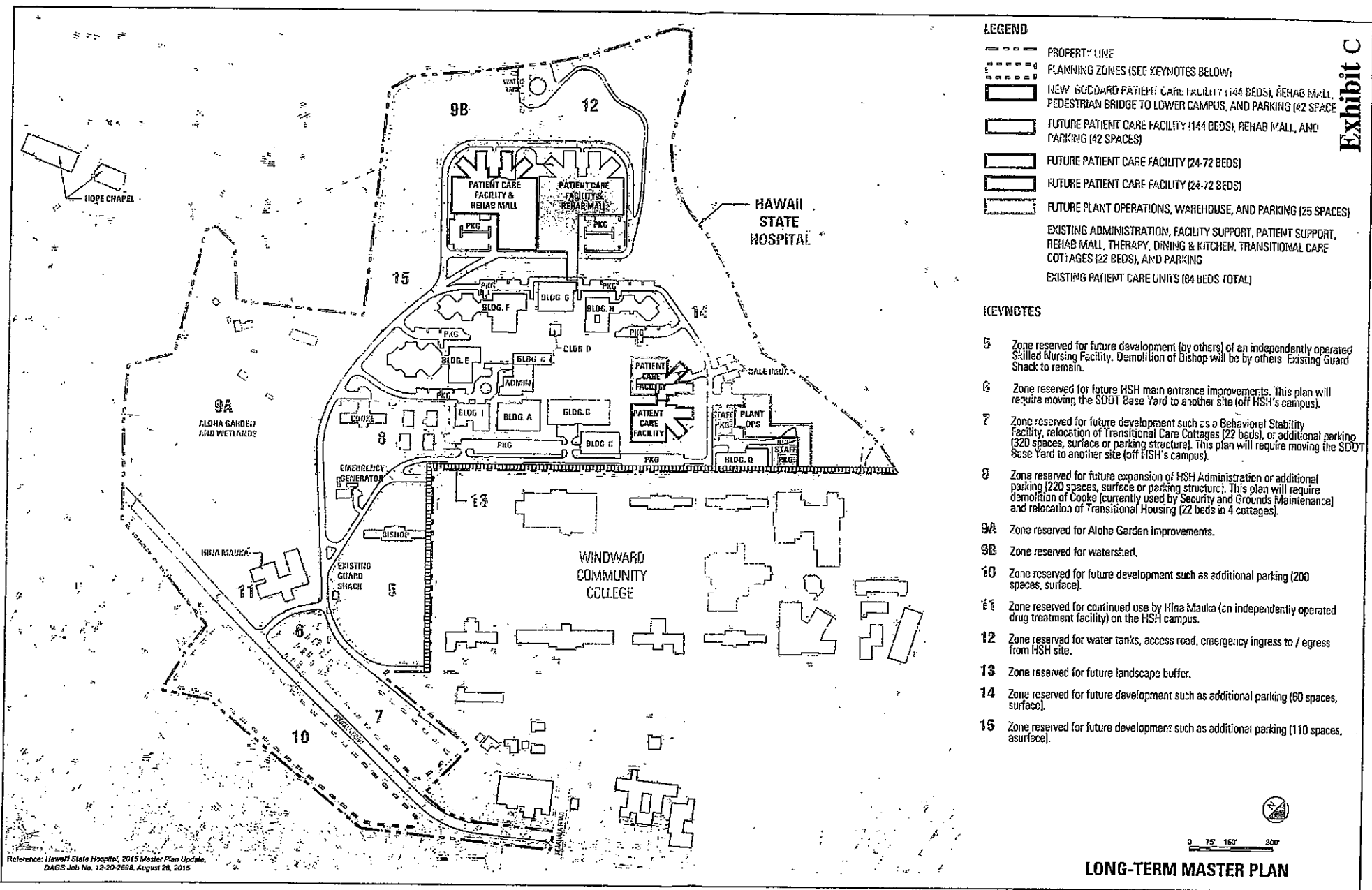
FOLDER NO.: 2017/PRU-3

LEGEND

-  NEW GODDARD PATIENT CARE FACILITY
-  PLANNING ZONES (SEE LIST OF ZONES)
-  EXISTING HSH BUILDINGS: ADMINISTRATION, SUPPORT, REHAB MALL, THERAPY, DINING & KITCHEN
-  EXISTING HSH PATIENT CARE UNITS (1108 BEDS TOTAL)

- 1 New 144-Bed "Goddard" Patient Care Facility. This facility will require demolition of the existing Goddard building.
- 2 Guensberg demolished or abandoned upon completion of the new "Goddard" Patient Care Facility in Zone 1. Zone 2 reserved for future 144-Bed Patient Care Facility.
- 3A Zone reserved for future 72-Bed Patient Care Facility. This facility will be located on the "J-Pad".
- 3B Zone reserved for future 72-Bed Patient Care Facility. This facility will require demolition of the existing Building 1 Patient Care Facility (24 beds).
- 4A Zone reserved for future HSH Plant Operations and Warehouse Facility. The existing Hala building (currently abandoned) and the existing Iolani building (currently used by WCC under an agreement with DCH) will be demolished.
- 4B Existing HSH Plant Operations and Warehouse Facility will be turned over to WCC after construction of the new facility in Zone 4A.
- 5 Zone reserved for future development (by others) of an independently operated Skilled Nursing Facility. Demolition of Bishop will be by others. Existing Guard Shack to remain.
- 6 Zone reserved for future HSH main entrance improvements. This plan will require moving the SDO Base Yard to another site (off HSH's campus).
- 7 Zone reserved for future development such as a Behavioral Stability Facility, relocation of Transitional Care Cottages (22 beds), or additional parking (320 spaces, surface or parking structure). This plan will require moving the SDO Base Yard to another site (off HSH's campus).
- 8 Zone reserved for future expansion of HSH Administration or additional parking (220 spaces, surface or parking structure). This plan will require demolition of Cooke (currently used by Security and Grounds Maintenance) and relocation of Transitional Care Cottages (22 beds in 4 cottages).
- 9A Zone reserved for Aloha Garden improvements.
- 9B Zone reserved for watershed.
- 10 Zone reserved for future development such as additional parking (200 spaces, surface).
- 11 Zone reserved for continued use by Hina Maui (an independently operated drug treatment facility) on the HSH campus.
- 12 Zone reserved for water tanks, access road, emergency ingress to / egress from HSH site.
- 13 Zone reserved for future landscape buffer.
- 14 Zone reserved for future development such as additional parking (60 spaces, surface).
- 15 Zone reserved for future development such as additional parking (110 spaces, surface).





LEGEND

- PROPERTY LINE
- PLANNING ZONES (SEE KEYNOTES BELOW)
- NEW GUARDARD PATIENT CARE FACILITY (144 BEDS), REHAB MALL, PEDESTRIAN BRIDGE TO LOWER CAMPUS, AND PARKING (42 SPACES)
- FUTURE PATIENT CARE FACILITY (144 BEDS), REHAB MALL, AND PARKING (42 SPACES)
- FUTURE PATIENT CARE FACILITY (24-72 BEDS)
- FUTURE PATIENT CARE FACILITY (24-72 BEDS)
- FUTURE PLANT OPERATIONS, WAREHOUSE, AND PARKING (25 SPACES)
- EXISTING ADMINISTRATION, FACILITY SUPPORT, PATIENT SUPPORT, REHAB MALL, THERAPY, DINING & KITCHEN, TRANSITIONAL CARE COTTAGES (22 BEDS), AND PARKING
- EXISTING PATIENT CARE UNITS (84 BEDS TOTAL)

KEYNOTES

- 5 Zone reserved for future development (by others) of an independently operated Skilled Nursing Facility. Demolition of Bishop will be by others. Existing Guard Shack to remain.
- 6 Zone reserved for future HSH main entrance improvements. This plan will require moving the SDDT Base Yard to another site (off HSH's campus).
- 7 Zone reserved for future development such as a Behavioral Stability Facility, relocation of Transitional Care Cottages (22 beds), or additional parking (320 spaces, surface or parking structure). This plan will require moving the SDDT Base Yard to another site (off HSH's campus).
- 8 Zone reserved for future expansion of HSH Administration or additional parking (220 spaces, surface or parking structure). This plan will require demolition of Cooke (currently used by Security and Grounds Maintenance) and relocation of Transitional Housing (22 beds in 4 cottages).
- 9A Zone reserved for Aloha Garden improvements.
- 9B Zone reserved for watershed.
- 10 Zone reserved for future development such as additional parking (200 spaces, surface).
- 11 Zone reserved for continued use by Hina Maula (an independently operated drug treatment facility) on the HSH campus.
- 12 Zone reserved for water tanks, access road, emergency ingress to / egress from HSH site.
- 13 Zone reserved for future landscape buffer.
- 14 Zone reserved for future development such as additional parking (60 spaces, surface).
- 15 Zone reserved for future development such as additional parking (110 spaces, asurface).

Reference: Hawaii State Hospital, 2015 Master Plan Update, DAGS Job No. 12-20-2658, August 28, 2015

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C E R T I F I C A T E

RESOLUTION 17-329, CD1, FD1

Introduced: 11/13/17 By: RON MENOR – BY REQUEST Committee: ZONING AND HOUSING

Title: RESOLUTION APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR THE HAWAII STATE HOSPITAL.

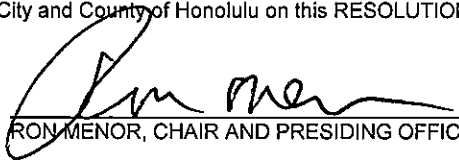
Voting Legend: * = Aye w/Reservations

11/25/17	PUBLISH	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
12/05/17	SPECIAL ZONING AND HOUSING	CR-452 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AND SCHEDULING OF A PUBLIC HEARING AS AMENDED IN CD1 FORM.
12/06/17	COUNCIL/PUBLIC HEARING	RESOLUTION AMENDED TO HAND-CARRIED FD1 (OCS2017-1274/12/6/2017 1:46 PM). 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, OZAWA, PINE. 1 ABSENT: MARTIN. PUBLIC HEARING CLOSED, CR-452 AND RESOLUTION 17-329, CD1, FD1 WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, OZAWA, PINE. 1 ABSENT: MARTIN.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN I. TAKAHASHI, CITY CLERK



RON MENOR, CHAIR AND PRESIDING OFFICER